

066.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
807,500 / 807,500

USE VALUE:

807,500 / 807,500

ASSESSED:

807,500 / 807,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: REGAN TERESA A	
Owner 2:	
Owner 3:	

Street 1: 28 RADCLIFFE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RADCLIFFE ROAD PARTNERSHIP -

Owner 2: -

Street 1: 22 RUSTIC LANE

Twn/City: READING

St/Prov: MA Cntry:

Postal: 01867

NARRATIVE DESCRIPTION

This parcel contains 10,071 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2826 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10071		Sq. Ft.	Site		0	70.	0.72	12									505,492						505,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10071.000	302,000		505,500	807,500			42420
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/13/18		

PREVIOUS ASSESSMENT **Parcel ID** 066.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,000	0	10,071.	505,500	807,500	807,500	Year End Roll	12/18/2019
2019	101	FV	238,000	0	10,071.	469,400	707,400	707,400	Year End Roll	1/3/2019
2018	101	FV	237,100	0	10,071.	469,400	706,500	706,500	Year End Roll	12/20/2017
2017	101	FV	237,100	0	10,071.	411,600	648,700	648,700	Year End Roll	1/3/2017
2016	101	FV	237,100	0	10,071.	375,500	612,600	612,600	Year End	1/4/2016
2015	101	FV	235,900	0	10,071.	332,200	568,100	568,100	Year End Roll	12/11/2014
2014	101	FV	235,900	0	10,071.	314,100	550,000	550,000	Year End Roll	12/16/2013
2013	101	FV	235,900	0	10,071.	299,000	534,900	534,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADCLIFFE ROAD	36985-580		11/8/2002		425,000	No	No		
FINLAYSON RETHA	25298-302		4/21/1995		198,500	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
3/16/2004	171	Redo Kit	20,000			G6	GR FY06	re-do mud room	9/13/2018	MEAS&NOTICE	PH	Patrick H							
									1/7/2009	Meas/Inspect	294	PATRIOT							
									11/7/2005	Permit Visit	BR	B Rossignol							
									10/6/1999	Meas/Inspect	267	PATRIOT							
									11/1/1981		CM								

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

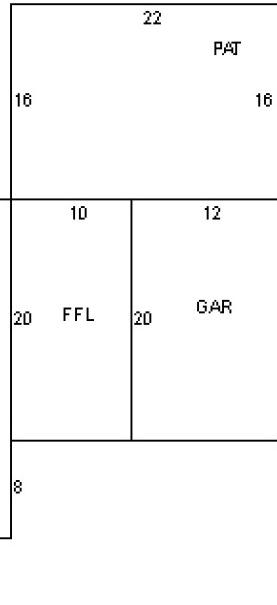
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	NATURAL	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 1	HB

CONDO INFORMATION**GENERAL INFORMATION****INTERIOR INFORMATION****DEPRECIATION****REMODELING****RES BREAKDOWN****CALC SUMMARY****COMPARABLE SALES****SUB AREA****SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc****OTHER FEATURES****Kits:** 1 Rating: Very Good**A Kits:** Rating:**Fpl:** 1 Rating: Good**WSFlue:** Rating:**Location:****Total Units:****Floor:****% Own:****Name:****Partition:** T - Typical**Prim Floors:** 3 - Hardwood**Sec Floors:****Bsmnt Flr:** 5 - Lino/Vinyl**Subfloor:****Bsmnt Gar:****Electric:** 3 - Typical**Insulation:** 2 - Typical**Int vs Ext:** S**Heat Fuel:** 2 - Gas**Heat Type:** 3 - Forced H/W**# Heat Sys:** 1**% Heated:** 100**% AC:****Solar HW:** NO**Central Vac:** NO**% Com Wall:****% Sprinkled:****MOBILE HOME****Make:****Model:****Serial #:****Year:****Color:****SPEC FEATURES/YARD ITEMS****PARCEL ID****066-0-0004-0010.0****Code****Description****A Y/S****Qty****Size/Dim****Qual****Con****Year****Unit Price****D/S****Dep****LUC****Fact****NB Fa****Appr Value****JCod****JFact****Juris. Value****More: N****Total Yard Items:****Total Special Features:****Total:**